

PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, June 11, 2015

PRESENT: Commissioners Don Campbell, Ken Topping, Jim Harrison, Eric Meyer and Jim Irving

ABSENT: None

**RESOLUTION NO. 2015 -013**

RESOLUTION RECOMMENDING ADOPTION  
OF AMENDMENTS TO THE SAN LUIS OBISPO COUNTY GENERAL PLAN, LAND USE  
AND CIRCULATION ELEMENT

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, Land Use and Circulation Element of the San Luis Obispo General Plan was adopted by the Board of Supervisors on September 22, 1980, and is a proper element of the General Plan; and

WHEREAS, public necessity, convenience and general welfare requires that the elements of a General Plan be amended from time to time; and

WHEREAS, the Planning Commission of the County of San Luis Obispo held a public hearing on June 11, 2015, to consider the San Luis Obispo County General Plan amendment; and

WHEREAS, the Planning Commission, at the conclusion of the public hearing, recommended approval to the Board of Supervisors of the amendments to the San Luis Obispo County General Plan, Land Use and Circulation Element.

NOW, THEREFORE, BE IT RESOLVED that the San Luis Obispo County Planning Commission recommends to the Board of Supervisors of the County of San Luis Obispo, State of California, that the Amendments to the San Luis Obispo County General Plan, Land Use and Circulation Element be adopted as follows:

1. Adopt the Amendments to the San Luis Obispo County General Plan, Land Use and Circulation Element and the exhibits listed below, and which is expressly referred to and incorporated herein as though fully set forth.

- a. Exhibit LRP2014-00013:A - Findings, and
- b. Exhibit LRP2014-00013:B - Proposed Land Use Category Map Changes.

On motion of Commissioner Campbell, seconded by Commissioner Meyer, and on the following roll call vote, to wit:

AYES: Commissioners Topping, Campbell, Harrison, Meyer and Irving

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ Ken Topping  
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges  
Secretary, Planning Commission

Exhibit LRP2014-00013:A

**FINDINGS FOR ZACA STREET 21, LLC  
GENERAL PLAN AMENDMENT LRP2014-0013**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 27, 2015 for this project.

*Land Use Element Amendment*

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all future uses are limited to those allowed under Table 2-2 for the Commercial Retail and Commercial Service land use categories.
- C. The proposed amendment is consistent with the guidelines for amendments to land use categories because:
  - a. The project site is located within an established commercial and light industrial area within the Templeton urban reserve line.
  - b. The project site is located on Ramada Drive, an arterial roadway, and has Highway 101 access to meet the shopping needs of tourists and highway travelers.
  - c. The proposed land use category change would allow for more flexibility to develop the project site consistent with changing market demands for commercial goods and services.
  - d. Approximately 70 acres of vacant and underdeveloped Commercial Retail land would remain available in the Ramada Drive area after the land use category change.
- D. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for the commercial retail and commercial service uses that are compatible with the existing development of the surrounding area and the County's General Plan.
- E. The proposed amendment is consistent with the purpose and character statements in the Land Use Element of the General Plan for the Commercial Retail and Commercial Service land use categories as the site is located in a predominately commercial and light industrial area within the Templeton urban reserve line on Ramada Drive, an arterial roadway.

Exhibit LRP2014-00013:B

**PROPOSED LAND USE CATEGORY MAP CHANGE LRP2014-00013**



EXHIBIT LRP2014-00013:B

INITIATING A PRECISE LAND  
USE DESIGNATION AS SHOWN  
ON OFFICIAL LAND USE  
CATEGORY MAP ON FILE IN THE  
DEPT. OF PLANNING AND  
BUILDING

CHANGE FROM INDIVIDUAL  
CR/CS TO MIXED CR/CS

**ZACASTREET21, LLC  
GENERAL PLAN  
AMENDMENT**